

August 10, 2018

Dawn Williams  
Wyoming Legislative Service Office  
213 State Capitol  
Cheyenne, WY 82002

Ms. Williams:

Pursuant to your email dated August 6, 2018, find below the information that the Task Force on University of Wyoming Housing requested. On Thursday, August 9, we provided Patrick Fleming, Chief Investment Officer in the Wyoming State Treasurer's Office, with financial information. Next week, we will provide the materials that we will present on August 23. Please do not hesitate to let me know if there are other issues on which the Task Force needs information.

#### IT Building

The IT Building was constructed in 2008 at a cost of \$25.9 million. If IT were moved to a different location, UW would need to replace a considerable investment in fiber and other infrastructure and the new structure would need to reflect the dramatic changes in such university facilities over the last decade. The major changes are:

1. IT plays a mission-critical role in university operations as instructional, communications, financial, and human resource services have moved online. In this context, a natural disaster that disrupts or takes off-line a university's IT operations can have serious, high-cost implications. Thus, modern IT buildings are constructed in hardened structures built with sufficient structural strength, communications redundancy, and other features needed to prevent outages and withstand natural disasters such as tornadoes and earthquakes.
2. Cybersecurity has become a core mission for university IT operations. Cyberspace, with its underlying highly complex infrastructure is now vulnerable to a wide range of risks stemming from various cyber threats. Sophisticated cyber actors and nation-states exploit vulnerabilities to steal information and financial assets and are developing capabilities to disrupt, destroy, or threaten the delivery of essential services. Thus, university IT buildings include features needed to execute our cybersecurity responsibilities and keep pace with the evolving cyber risk landscape, including the possibility of sabotage.
3. While hardened structures and heightened cybersecurity increase the cost of replacing the IT Building, IT data centers are evolving and becoming more efficient. Machine rooms require less square footage per the number of computers and applications they support because of 1) equipment continuing to become smaller and more efficient, and 2) the movement of many services to the cloud. IT data centers can also be located further from the end users they support since many of the services IT provides can be provided remotely over the university's data network. Thus, a new IT Building - - while more expensive on a square footage basis than the previous building - - can be placed further on the periphery of the campus in a somewhat smaller building.

A ballpark estimate of replacing the IT building is \$40 million, including the significant infrastructure spending required.

### Cost Comparisons to Peer Universities

2018-19 room, board, and in-state tuition costs at UW and eight peers are:

University	Room & Board (#)	Resident Tuition (+)	Total Cost	Cost Difference from UW
Colorado State	\$11,964	\$11,982	\$23,946	\$8,226
Northern Colorado	\$11,204	\$9,918	\$21,122	\$5,402
Nebraska-Lincoln	\$11,430	\$9,246	\$20,676	\$4,956
Nevada-Reno	\$12,560	\$7,452	\$20,012	\$4,292
Boise State	\$11,868	\$7,694	\$19,562	\$3,842
Montana State	\$10,100	\$7,278	\$17,378	\$1,658
New Mexico	\$9,864	\$7,322	\$17,186	\$1,466
Wyoming	\$10,320	\$5,400	\$15,720	--
Utah State	\$7,520	\$7,424	\$14,944	(\$776)

(#) Based on double occupancy and 7-day meal plan

(+) Resident tuition and fees charged for 30 student credit hours

2018-19 room, board, and out-of-state tuition costs at UW and eight peers are:

University	Room & Board (#)	Non-Resident Tuition (+)	Total Cost	Cost Difference from UW
Colorado State	\$11,964	\$27,327	\$41,714	\$15,257
Nebraska-Lincoln	\$11,430	\$23,145	\$36,379	\$9,922
Montana State	\$10,100	\$23,369	\$35,092	\$8,635
Boise State	\$11,868	\$21,341	\$34,870	\$8,413
Nevada-Reno	\$12,560	\$21,462	\$33,926	\$7,469
New Mexico	\$9,864	\$21,063	\$33,712	\$7,255
Northern Colorado	\$11,204	\$19,464	\$31,686	\$5,229
Utah State	\$7,520	\$20,423	\$26,525	\$68
Wyoming	\$10,320	\$16,110	\$26,457	--

(#) Based on double occupancy and 7-day meal plan

(+) Resident tuition and fees charged for 30 student credit hours

# Residence Hall Occupancy Projections

		2019-20 with 5% increase in freshmen living on campus		
	2018-19	10% increase in upper classmen living on campus	20% increase in upper classmen living on campus	30% increase in upper classmen living on campus
Freshmen living on campus	1,589	1,668	1,668	1,668
Upper classmen living on campus	281	309	337	365
Total	1,870	1,977	2,005	2,033
Current Beds Available	1,953	1,953	1,953	1,953
Occupancy %	96%	101%	103%	104%
Add 200 beds	2,153	2,153	2,153	2,153
Occupancy %	87%	92%	93%	94%
Add 400 beds	2,353	2,353	2,353	2,353
Occupancy %	79%	84%	85%	86%
Add 600 beds	2,553	2,553	2,553	2,553
Occupancy %	73%	77%	79%	80%
	2020-21 with 5% increase in freshmen living on campus			
	10% increase in upper classmen living on campus	20% increase in upper classmen living on campus	30% increase in upper classmen living on campus	
Freshmen living on campus	1,752	1,752	1,752	
Upper classmen living on campus	309	337	365	
Total	2,060	2,088	2,117	
Current Beds Available	1,953	1,953	1,953	
Occupancy %	106%	107%	108%	
Add 200 beds	2,153	2,153	2,153	
Occupancy %	96%	97%	98%	
Add 400 beds	2,353	2,353	2,353	
Occupancy %	88%	89%	90%	
Add 600 beds	2,553	2,553	2,553	
Occupancy %	81%	82%	83%	

	2021-22 with 5% increase in freshmen living on campus		
	10% increase in upper classmen living on campus	20% increase in upper classmen living on campus	30% increase in upper classmen living on campus
Freshmen living on campus	1,839	1,839	1,839
Upper classmen living on campus	309	337	365
Total	2,148	2,176	2,204
Current Beds Available	1,953	1,953	1,953
Occupancy %	110%	111%	113%
Add 200 beds	2,153	2,153	2,153
Occupancy %	100%	101%	102%
Add 400 beds	2,353	2,353	2,353
Occupancy %	91%	92%	94%
Add 600 beds	2,553	2,553	2,553
Occupancy %	84%	85%	86%

#### Parking Spaces Lost to New Buildings and Gained from Moving Bus Parking

The area bounded by Lewis Street to the north, 15<sup>th</sup> Street to the east, Grand Avenue to the south, and the Wyoming Union to the west contains 527 parking spaces. The bus fleet parking stalls could replace about 130 spaces. UW is conducting a parking and transit study that will provide detailed information on additional parking options.

#### If Wyoming Hall is No Longer Used for Administrative Office Space, Identify Work Site for Displaced Employees

Wyoming Hall currently houses 140 employees. If it were no longer used for administrative office space, existing options for housing these employees include Bureau of Mines, Merica Hall, and Beta House. In addition, UW will soon take possession of Laramie National Guard Armory. In addition, UW has an option to temporarily lease space off-campus.

#### Bison Run Market Demand Study

Find it attached

#### Lots and Facilities on Fraternity Row

Find it attached

Please let me know if the Task Force has questions or concerns on any of these issues. Thank you for all you do for the University of Wyoming.

Sincerely yours,

Neil Theobald  
Vice President for Finance & Administration